



City of Chicago



O2022-782

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/23/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-G at 3357 S Carpenter St - App No. 20975T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No.8-G in the area bounded by

a line 900.47 feet south of and parallel to West 32nd Place; the Public Alley next east of and parallel to South Carpenter Street; a line 924.47 feet south of and parallel to West 32nd Place; and South Carpenter Street;

to those of an RM5 Residential Multi-Unit District is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3357 S. Carpenter Street

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ZONING NARRATIVE FOR 3357 SOUTH CARPENTER STREET, CHICAGO, IL 60608

TYPE 1 NARRATIVE AND PLANS

Use:	Existing 2.5 story residential building containing five (5) dwelling units.
Project's Floor Area:	1.09 (existing)
Project's Density:	5 Dwelling Units, 598.32 SF.
Parking:	Existing two-car garage will remain. The existing building is around 120 years of age. Pursuant to Chapter 17-10-0101-B of the Chicago Zoning Ordinance, since the building will be adding one (1) dwelling unit to the existing four (4) dwelling units, parking is not required for the additional one (1) dwelling unit.
Setbacks:	Front: 0' (existing) Rear: 40.89' (existing) Side Setbacks: <ul style="list-style-type: none">▪ North Side Setback: 0.76' (existing)▪ South Side Setback: 2.70' (existing)
Building Height:	26'-0 ½" (existing)

**ZONING AMENDMENT - ADDITION OF 5TH UNIT IN
 EXISTING 2.5-STORY MASONRY 4-FLAT
 3357 S. CARPENTER ST., CHICAGO, ILLINOIS**

1. THE PROPOSED ADDITION OF A FIFTH UNIT TO THE EXISTING 4-FLAT AT 3357 S. CARPENTER ST., CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, AS AMENDED.

2. THE PROPOSED ADDITION OF A FIFTH UNIT TO THE EXISTING 4-FLAT AT 3357 S. CARPENTER ST., CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHICAGO, ILLINOIS, AS AMENDED.

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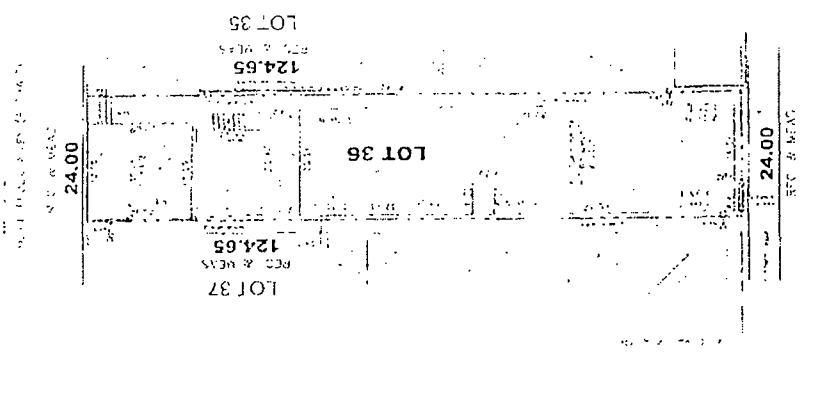
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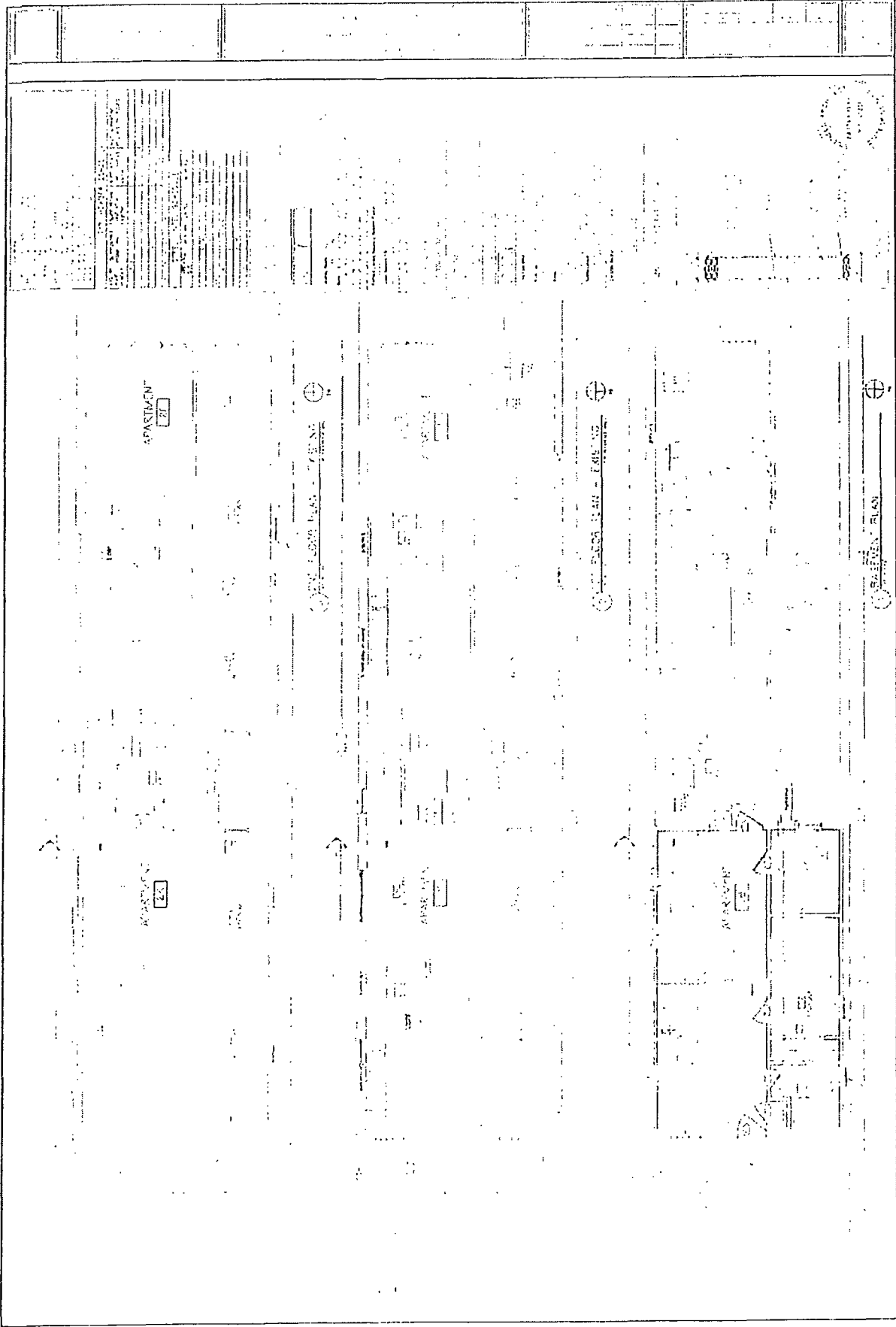
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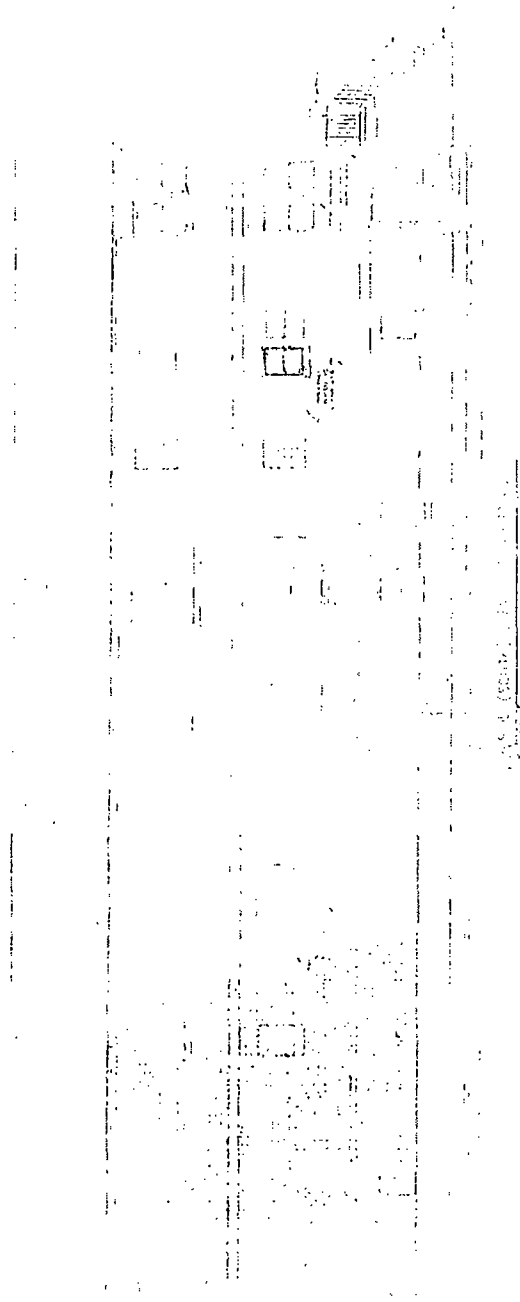


S. CARPENTER ST.

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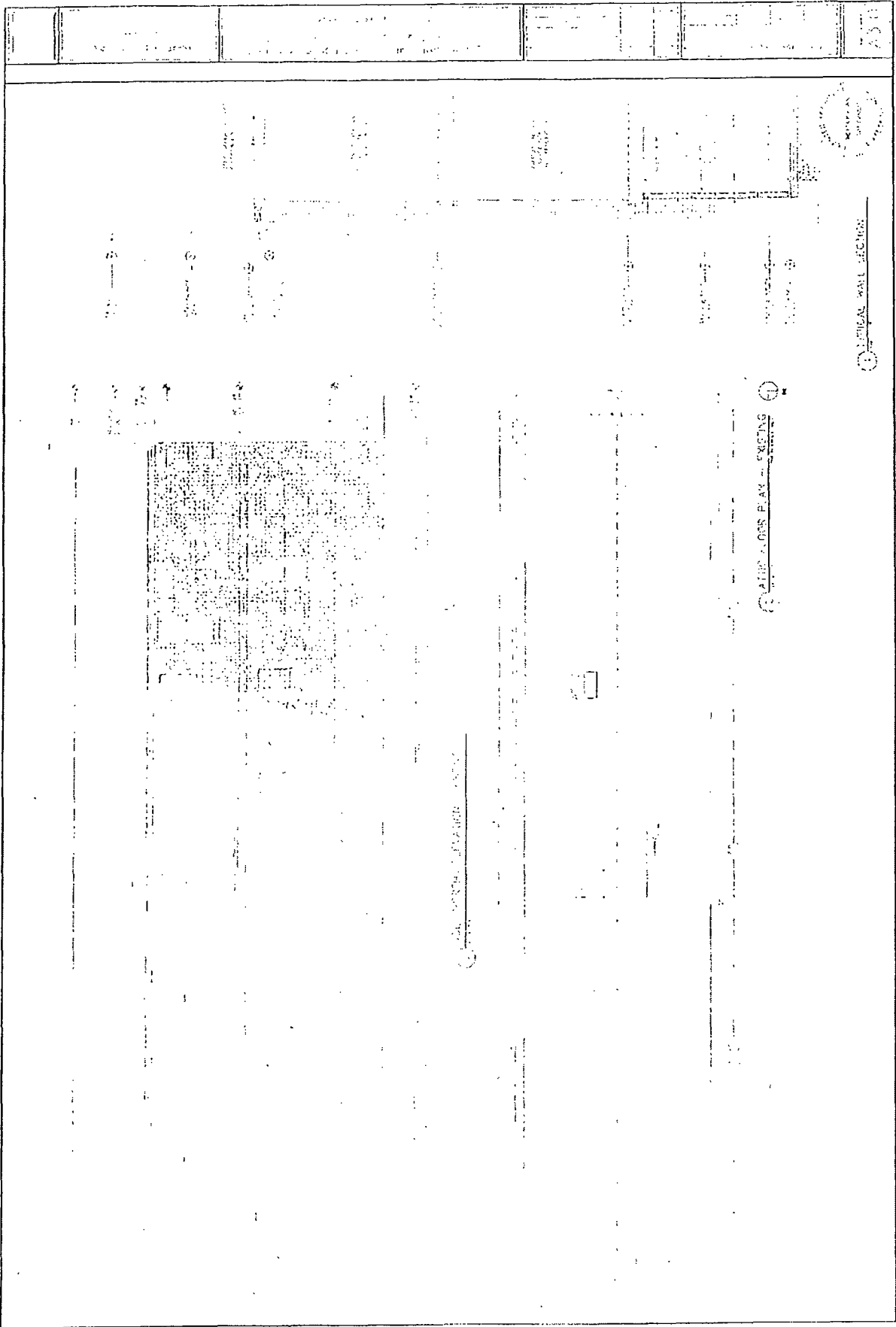
Side Elevation - Existing



Front Elevation - Existing

Front (West) Elevation - Existing

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750



CAPITAL WALL LEGEND

EXISTING PLAY - EXISTING

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